

## GENERAL NOTES

- 1.) ALL EXISTING STRUCTURES AND DRIVEWAYS TO BE REMOVED.
- 2.) SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. THE SANITARY SEWER PATTERN DEPICTED IS FOR CONCEPTUAL PURPOSES ONLY. FINAL LOCATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 3.) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NO.21111C0097 E DATED 12/05/2006.
- 4.) A SIGNATURE ENTRANCE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION STAFF FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION AND RECORDING THE RECORD PLAT.
- 5.) SEWERS MAY BE SUBJECT TO EXCESS COST TO PROVIDE GRAVITY OUTLET FOR UPSTREAM PROPERTIES.
- 6.) RIGHT-OF-WAY DEDICATION WILL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.
- 7.) CEDAR CREEK ROAD IMPROVEMENTS ALONG PROPERTY FRONTAGE ARE REQUIRED TO PROVIDE 12 FT. FROM CENTERLINE PAVEMENT WIDENING (MIN. 2' WIDENING) AND 6-8 FT SHOULDERS PER METRO PUBLIC WORKS STANDARDS.
- 8.) DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- 9.) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 10.) DETAILED GRADING AND DRAINAGE PLAN WILL BE REQUIRED AT CONSTRUCTION PHASE FOR ALL AREAS SURROUNDING PROPOSED BUILDINGS INCLUDING OPEN SPACE.
- 11.) ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- 12.) AT THE DISCRETION OF THE OWNER, UNIT 45 MAY BE USED AS COMMUNITY SPACE OPERATED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 13.) CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 14.) RIGHT-OF-WAY DEDICATION SHALL BE RECORDED AS PART OF THE REQUIRED RECORD PLAT.
- 15.) DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- 16.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
- 17.) MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- 18.) FINAL DESIGN OF LOT 4 OPEN SPACE AND PEDESTRIAN CONNECTIONS TO BE APPROVED BY PUBLIC WORKS.

## UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY DIG SAFELY UTILITY PROTECTION CENTER "K.D.S." (TOLL FREE PHONE NO. 1-800-752-6007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE "K.D.S." CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

## EPSC NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

## EPSC PHASING

- 1) CONTRACTOR TO UTILIZE EXISTING DRIVE OFF CEDAR CREEK ROAD FOR STABILIZED CONSTRUCTION ENTRANCE.
- 2) INSTALL SILT FENCE.
- 3) BEGIN SITE GRADING.
- 4) ESTABLISH VEGETATION AND REMOVE ALL SILT FENCE.

LONNIE & IMOGENE  
LAWSON  
10019 CEDAR  
GARDEN DRIVE  
LOUISVILLE KY 40291  
PARCEL ID:  
3880-0064-0000  
D.B. 9180, PG. 787

CEDAR GARDEN  
DRIVE 50'R/W

FRANK L. & JANE H.  
CUNNINGHAM  
10018 CEDAR  
GARDEN DRIVE  
PARCEL ID:  
3880-0001-0000  
D.B. 9105, PG. 0857

CEDAR CREEK  
GARDENS HOMEOWNERS  
ASSOCIATION  
8011 NEW LAGRANGE  
ROAD, STE. 3  
LOUISVILLE KY 40222  
PARCEL ID:  
3880-1001-0000  
D.B. 8993, PG. 0281

RAYMOND HOLDING  
COMPANY, LLC  
8203 JOHNSON  
SCHOOL ROAD  
LOUISVILLE KY 40291  
PARCEL ID:  
0656-0007-0000  
D.B. 8734, PG. 525

R-4

## PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

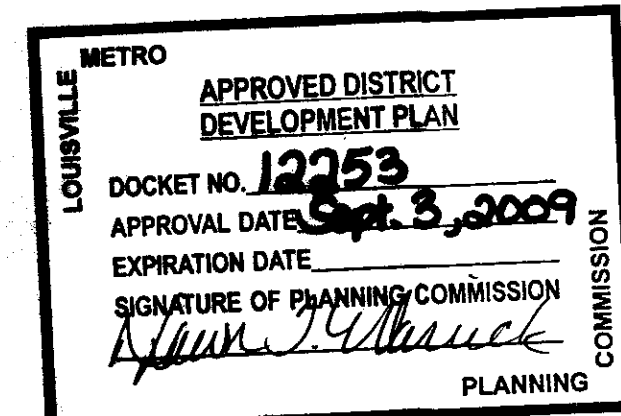
BY: *Julia M. M...*  
DATE: *6/3/09*  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

## BENCH MARK

BENCH MARK LOCATED AT SEWER PUMP STATION  
ON REAR PROPERTY APPROXIMATELY 151' EAST AND 43'  
SOUTH OF THE N/E CORNER OF THE SITE.  
ELEV. 664.30



**SADAK, WILSON & LINGO, INC.**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202 (502) 584-0091



MAJOR SUBDIVISION PRELIMINARY PLAN &  
DETAILED DISTRICT DEVELOPMENT PLAN  
**CEDAR RIDGE**

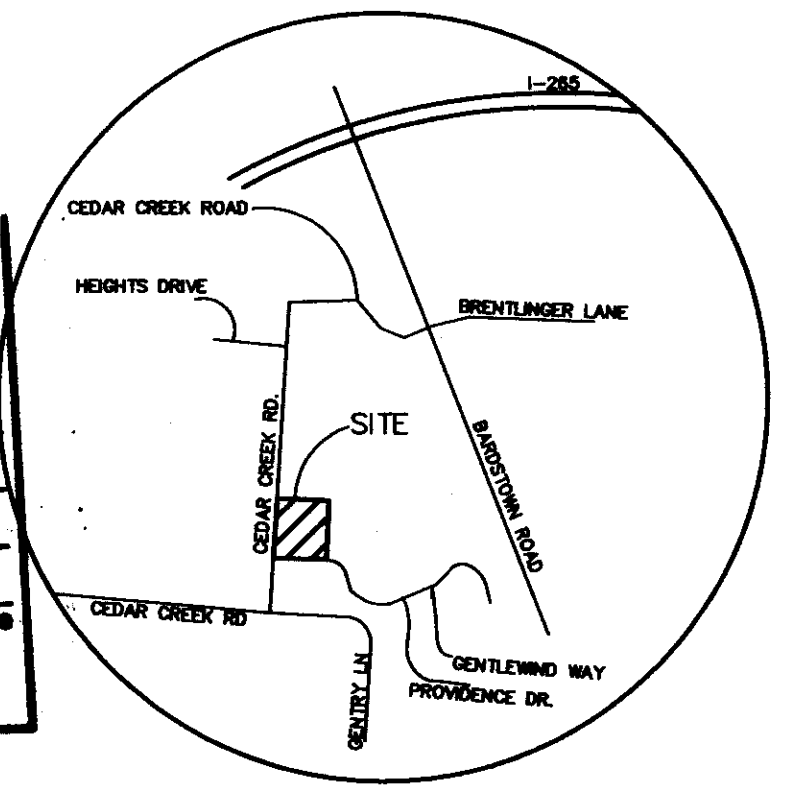
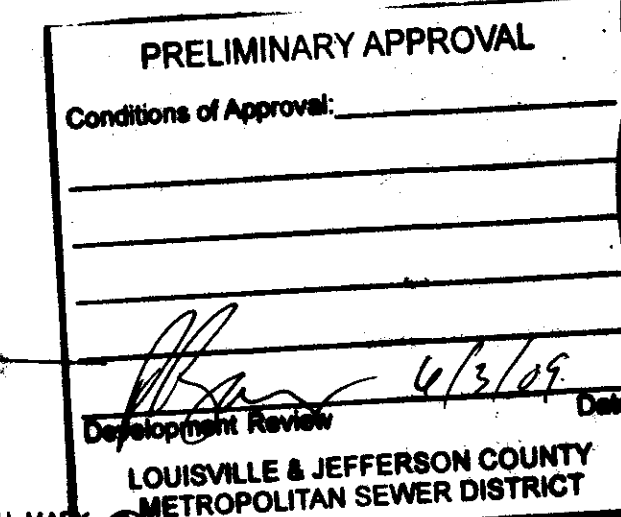
8117 & 8113 CEDAR CREEK ROAD  
LOUISVILLE, KY 40291  
TAX BLOCK 657, LOTS 63 & 66

OWNER/DEVELOPER  
TAX BLOCK 657, LOTS 63, & 66  
CEDAR RIDGE ASSOCIATES LLC  
11921 BRINLEY AVE  
LOUISVILLE, KY 40243  
D.B. 8806, PG. 292  
D.B. 8763, PG. 746

RECEIVED

MAY 27 2009  
PLANNING &  
DESIGN SERVICES 1199

File: 2888-BASE  
1  
Sheets in Set: 1



LOCATION MAP  
NO SCALE

## SITE DATA

AREA GROSS	10.32 ACRES
AREA R/W	2.39 ACRES
AREA NET	7.93 ACRES
FORM DISTRICT:	NEIGHBORHOOD
EXISTING ZONING	R-4
PROPOSED ZONING	R-5A
EXISTING USE	RESIDENTIAL
PROPOSED USE	MULTI FAMILY RESIDENTIAL
TOTAL BUILDING AREA	102,000 SF
FAR	2.3
UNITS	53 UNITS
DENSITY GROSS	5.14 DU/AC
DENSITY NET	6.68 DU/AC

## OPEN SPACE CALCULATIONS

SITE AREA	448,668 SF
OPEN SPACE REQUIRED (15%)	67,300 SF
OPEN SPACE PROVIDED	
PRIVATE PATIOS	6,155 SF
COMMON SPACE	62,350 SF
TOTAL	68,505 SF

## TREE CANOPY CALCULATIONS

TOTAL SITE AREA	448,668 SF
TREE CANOPY TO REMAIN	0 SF (0%)
TREE CANOPY REQUIRED	89,734 SF (20%)

## PARKING CALCULATIONS

MIN. PARKING REQUIRED: (1.5 SPACES/UNIT)	80 SPACES
MAX. PARKING ALLOWED: (3 SPACES/UNIT)	159 SPACES
PARKING PROVIDED:	100 GARAGE SPACES

## BUILDING SEPARATION

PRIMARY ENTRANCE/EXIT	25 FEET MIN.
SECONDARY ENTRANCE/EXIT	15 FEET MIN.
NO ENTRANCE/EXIT	10 FEET MIN.

## DIMENSIONAL REQUIREMENTS

FRONT YARD	20'
STREET SIDE YARD	20'
SIDE YARD	5'
REAR YARD	25'
REAR YARD	30'

## LEGEND

---○---	CONCEPTUAL STORM SEWER LAYOUT
---○---	CONCEPTUAL SANITARY SEWER LAYOUT
==○==	APPROVED SANITARY SEWER LAYOUT
-○-	EXISTING SANITARY SEWER LAYOUT
▨	TEMPORARY CONSTRUCTION ENTRANCE
---SF---	SILT FENCE
▨	COMMON OPEN SPACE